

092.0

0006

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

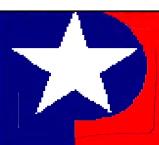
Total Card / Total Parcel

1,279,300 / 1,279,300

APPRAISED: 1,279,300 / 1,279,300

USE VALUE: 1,279,300 / 1,279,300

ASSESSED: 1,279,300 / 1,279,300

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
39		EPPING ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	O MAHONEY BRENDAN	
Owner 2:		
Owner 3:		
Street 1:	39 EPPING ST	
Street 2:		

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER			
Owner 1:	TEDESCO CAROLE ANNE/TRUSTEE -		
Owner 2:	39 EPPING ST TRUST -		
Street 1:	39 EPPING ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474	Type:	

NARRATIVE DESCRIPTION			
This parcel contains .295 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 3440 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12839	Sq. Ft.	Site			0	70.	0.63	5									563,621						563,600	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct		
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									59876		
101	12839.000	705,200	10,500	563,600	1,279,300									GIS Ref		
Total Card	0.295	705,200	10,500	563,600	1,279,300					Entered Lot Size				GIS Ref		
Total Parcel	0.295	705,200	10,500	563,600	1,279,300					Total Land:				Insp Date		
Source:	Market Adj Cost			Total Value per SQ unit /Card:	371.89	/Parcel:	371.89			Land Unit Type:				08/15/16		

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:				
2022	101	FV	705,200	10500	12,839.	563,600	1,279,300		Year end	12/23/2021	Prior Id # 2:				
2021	101	FV	683,500	10500	12,839.	563,600	1,257,600		Year End Roll	12/10/2020	Prior Id # 3:				
2020	101	FV	683,500	10500	12,839.	563,600	1,257,600		1,257,600 Year End Roll	12/18/2019	Prior Id # 1:				
2019	101	FV	525,800	10800	12,839.	571,700	1,108,300	1,108,300	Year End Roll	1/3/2019	Prior Id # 2:				
2018	101	FV	525,800	10800	12,839.	426,700	963,300	963,300	Year End Roll	12/20/2017	Prior Id # 3:				
2017	101	FV	525,800	10800	12,839.	386,500	923,100	923,100	Year End Roll	1/3/2017	ASR Map:				
2016	101	FV	525,800	10800	12,839.	370,400	907,000	907,000	Year End	1/4/2016	Fact Dist:				
2015	101	FV	163,300	11000	12,839.	314,000	488,300	488,300	Year End Roll	12/11/2014	Reval Dist:				

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name	Date	Result	By	Name
TEDESCO CAROLE	51642-229		9/2/2008	Estate/Div	360,000	No	No			8/15/2016	Measured	DGM	D Mann	8/15/2016	Measured	DGM	D Mann
KLESZCZ OLGA	51398-307		7/2/2008	Family		1	No	No		4/6/2015	Meas/Inspect	PC	PHIL C	4/6/2015	Meas/Inspect	PC	PHIL C
KLESZCZ OLGA M	27858-499		11/10/1997	Family		1	No	No	A	4/28/2009	Measured	372	PATRIOT	4/28/2009	Measured	372	PATRIOT
										1/26/2000	Meas/Inspect	276	PATRIOT	1/26/2000	Meas/Inspect	276	PATRIOT
										8/5/1993		MF					

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name	Date	Result	By	Name
3/17/2015	707	Heat App	10,500					Install 2 forced h		8/15/2016	Measured	DGM	D Mann	8/15/2016	Measured	DGM	D Mann
10/30/2014	1467	New Buil	355,000					Demo existing and		4/6/2015	Meas/Inspect	PC	PHIL C	4/6/2015	Meas/Inspect	PC	PHIL C
10/20/2014	1397	Demoliti	10,000					Demolition only of		4/28/2009	Measured	372	PATRIOT	4/28/2009	Measured	372	PATRIOT
										1/26/2000	Meas/Inspect	276	PATRIOT	1/26/2000	Meas/Inspect	276	PATRIOT
										8/5/1993		MF					

Sign: VERIFICATION OF VISIT NOT DATA									
/	/	/	/	/	/	/	/	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath: 1	Rating: Good	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	WDK 10	
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	OthrFix:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:	24	12		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Frl: 1	Rating: Very Good	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units 1	Level FY LR DR D K FR RR BR FB HB L O	2			
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Grade: C+ - Average (+)	Year Blt: 2014	Eff Yr Blt:	Alt LUC:	Total Units:	Location:	Other	Upper	Lvl 2	Lvl 1	Lower	Totals RMS: 9 BRs: 4 Baths: 1 HB: 1	ATC SFL FFL GAR	ATC SFL FFL BMT				
Jurisdct: G16	Fact: .	Const Mod:	Lump Sum Adj:	Floor:	% Own:							24	24				
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GV - Good-VG	1.0 %	Functional:	Economic:	Exterior:	No Unit	RMS	BRs	FL	Interior:	1 9 4			
Prim Floors: 4 - Carpet	Sec Floors:	Total: 1 %	Special:	Override:				Additions:					Kitchen:				
Bsmnt Flr:	Subfloor:							Baths:					Electric:				
Bsmnt Gar:	Electric: 3 - Typical							Plumbing:					Heating:				
Insulation: 2 - Typical	Int vs Ext:							General:					Totals	1 9 4			
<b>DEPRECIATION</b>				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>					
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Basic \$ / SQ: 130.00	Size Adj.: 0.90977240	Const Adj.: 1.00000000	Adj \$ / SQ: 118.270	Rate	Parcel ID	Typ	Date	Sale Price				<b>SUB AREA DETAIL</b>	
Prim Floors: 4 - Carpet	Sec Floors:	Total: 1 %	Other Features: 113206	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val								
Bsmnt Flr:	Subfloor:		Grade Factor: 1.10	LUC Factor: 1.00	Adj Total: 712298	Juris. Factor: 1.00	Before Depr:	130.10									
Bsmnt Gar:	Electric: 3 - Typical		Depreciation: 7123	Depreciated Total: 705175	Final Total: 705200	Special Features: 0	Val/Su Net:	118.44									
Insulation: 2 - Typical	Int vs Ext:					Final Total: 705200	Val/Su SzAd:	174.47									
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air	# Heat Sys: 1	% Heated: 100	% AC: 100	% Sprinkled												
Solar HW: NO	Central Vac: NO																
% Com Wal																	
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 092-0-0006-0012.0				<b>IMAGE</b>				
<b>SPEC FEATURES/YARD ITEMS</b>												<b>AssessPro Patriot Properties, Inc</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	A	AV	1970	0.00	T	39.2	101					
12	Pool-Gunitc	D	Y	1	14X36	A	AV	2007	22.95	T	9.6	101			10,500		
2	Frame Shed	D	Y	1	5X6	A	AV	2004	0.00	T	12	101				10,500	
More: N	Total Yard Items:	10,500	Total Special Features:						Total:	10,500							

